

BOOK 674 PAGE 336
The State of South Carolina,

COUNTY OF Greenville



MAY 24 11 47 AM 1961



KNOW ALL MEN BY THESE PRESENTS, That Simpsonville Investors, Inc.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at

Simpsonville in the State of South Carolina for and in consideration

of the sum of Eighteen Hundred and No/100 --(1,800.00) Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee

hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and

released, and by these presents does grant, bargain, sell and release unto

Martha D. Jacks & Judson G. Jacks, their heirs or assigns --

All those certain pieces, parcels or lots of land, situate, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as lots No. 1 and 2 in the subdivision of property of Simpsonville Investors, Inc., plat of said property made by C. O. Riddle, Surveyor in July 1959 and recorded in Plat Book TT at page 115 in the Greenville County R. M. C. Office, and being more fully described in total as follows:

BEGINNING at an iron pin on south east side of Arlen Ave., at corner of lot No. 3, and running thence along line of lot No. 3, S. 36-06 E. 118.4 feet to an iron pin; thence S. 55-47 W. 257.85 feet to an iron pin on Garrison Road; thence along Garrison road, N. 2-40 W. 131.5 ft. to an iron pin on Arlen Ave.; thence along Arlen Ave., N. 53-54 E. 185 feet to the beginning corner.

The above described lot is conveyed subject to the following restrictions:

- 1- No building is to be erected or used for commercial purposes on said lot.
- 2- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts.
- 3- Any dwelling erected on said lot shall contain at least 1200 sq. feet of floor space on the first floor exclusive of porches and garage; shall cost a minimum of \$ 10,000.00; shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer;
- 4- No outbuilding with the exception of a garage shall be erected within 60 feet of the street on which said lot fronts.
- 5- No goats or pigs are to be kept on said lot.
- 6- Any fences erected shall be at least 60 feet from the property line of the street on which the lot fronts.

(over)

300-2-34 & 35